

AFFIDAVIT OF SERVICE OF MAILING

State of Washington)
County of King)
City of Issaquah)

Jennifer A. Woods, being first duly sworn, upon oath, deposes and states:

That on the 22nd day of September, 2015, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

Notice of Application - AAS 15-00002
Clark Remodel

Jennifer A. Woods
Signed by

SUBSCRIBED AND SWORN to before me this 22nd day of September, 2015



Lisa D. Laine
Notary Public in and for the State of Washington
residing at Sammamish, therein.

Notice of Application



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Project Name: Clark Remodel

Application: September 11, 2015

Application Complete: September 11, 2015

Notice of Application: September 22, 2015

Notice of Application Public Comment Period:

September 22, 2015 to October 6, 2015

(See Public Comment below for more information)

Public Hearing or Meeting Date: None required.

PROJECT INFORMATION

File Number(s): AAS15-00005

Project Description: Application for an Administrative Adjustment of Standards (AAS) to rebuild an existing carport in the front yard of the property. The carport will extend 11 feet into the building front setback. The Single Family Suburban (SF-S) zoning designation requires a 20-foot front yard setback.

In accordance with IMC18.08.050.C, the proposed intrusion into the front yard setback is consistent with the character of the neighborhood since the neighboring properties have similar parking lay-outs. The new carport will not have any adverse visual impact to the street since it is replacing an existing carport. The new carport will be located in the same spot, with a slight modification by adding 4 feet to the width, from 18 feet to 22 feet. (See Attachment A for Plans and Elevations)

Project Location: 485 Mountain Park Blvd., Issaquah, WA 98027
(See attached Vicinity Map)

Size of Subject Area in Sq. Ft.: 10,010 s.f.

Applicant: James Clark jclarkiv@gmail.com

Decision Maker: Administration (Staff) - Level 2 process

Required City Permits: AAS, Building Permit

Required Studies: None

Existing Environmental Documents Relevant to this Application:
None

REGULATORY INFORMATION

Zoning: SF-S (Single Family – Suburban)

Comprehensive Plan Designation: Low-Density Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Issaquah Municipal Code, Issaquah Comprehensive Plan

PUBLIC COMMENT

The application, with building permit plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

CITY CONTACT INFORMATION

Project Planner: Amy Tarce, Senior Planner

Phone Number: 425-837-3097

E-Mail: amyt@issaquahwa.gov

Development Services Department:

Phone Number:

425-837-3100

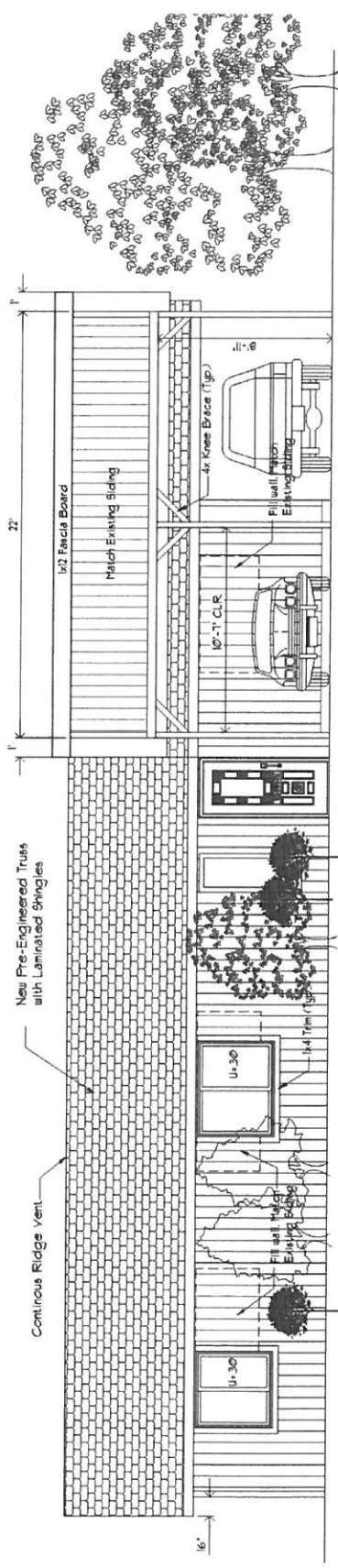
E-Mail:

DSD@issaquahwa.gov

Neighbors provided with Notice of Application within 300 feet of the subject property



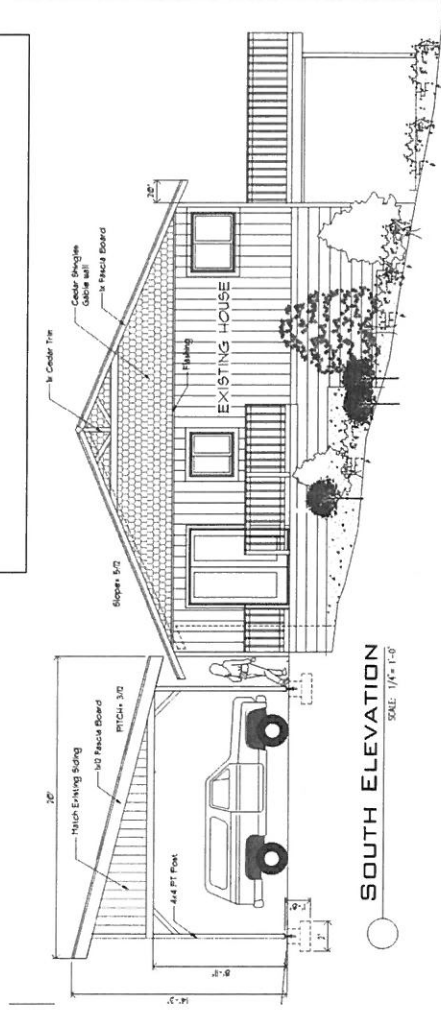
Notice of Application for an Administrative Adjustment of Standards for the Clark Residence Remodel, AAS15-00005
Site Address: 485 Mountain Park Blvd. SW, Issaquah



WEST ELEVATION

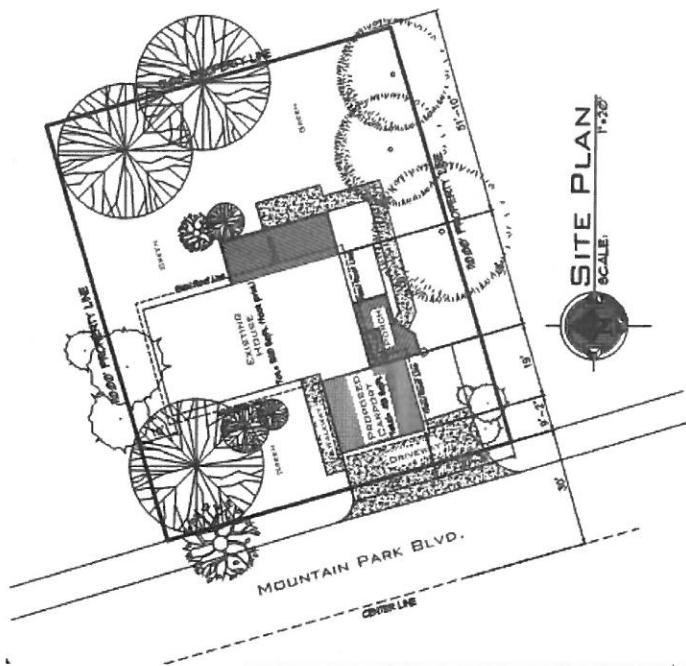
SCALE: 1/4" = 1'-0"

The property owner is requesting for an administrative adjustment of standards from the Land Use Code to rebuild the existing carport for 2 cars and the carport will encroach into the building front setback line by 11 feet. The carport will be 22 feet wide by 18 feet deep.



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

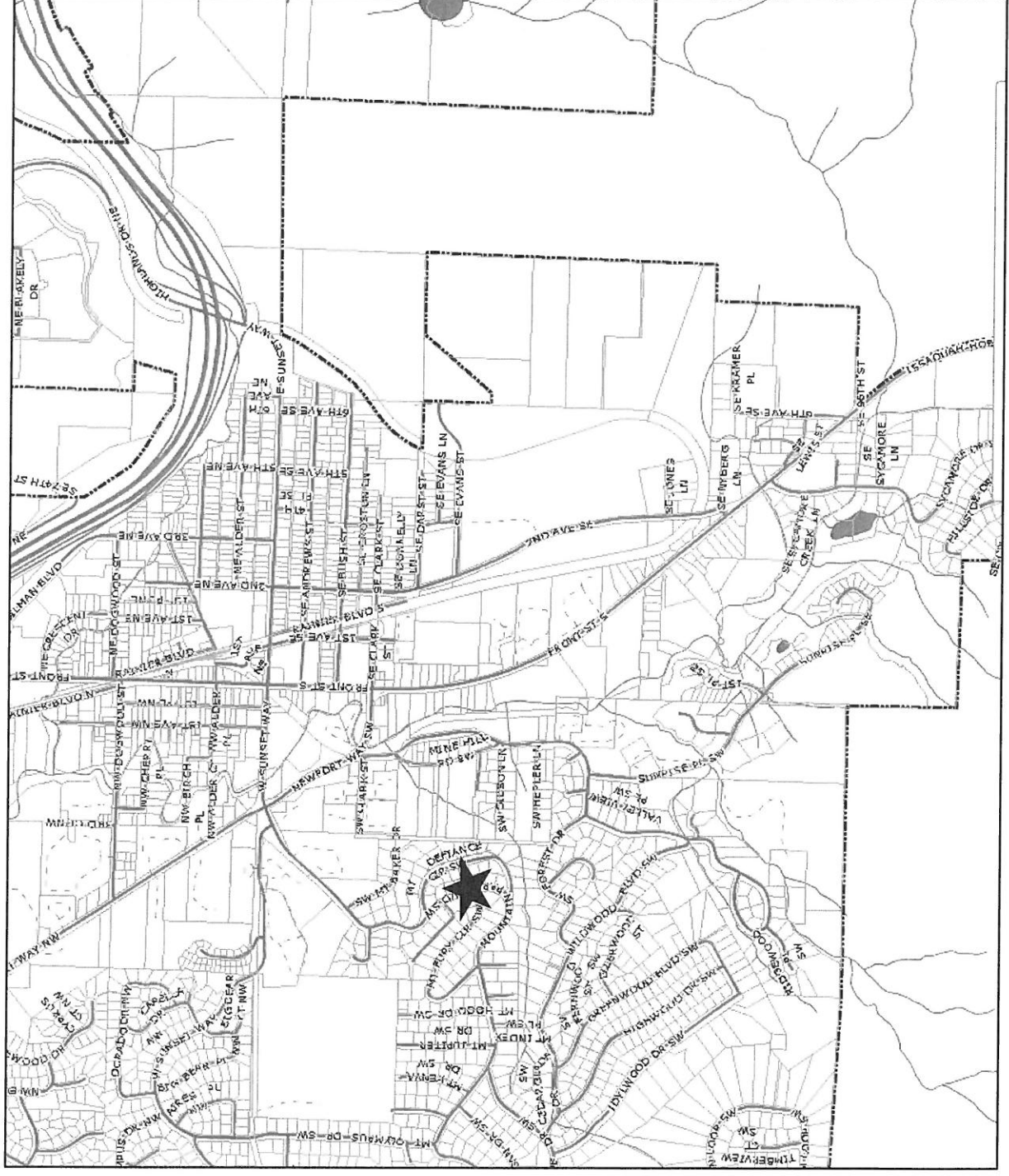


SITE PLAN

SCALE: 1" = 20'

Notice of Application for an Administrative Adjustment of Standards for the Clark Residence Remodel, AAS15-00005
Site Address: 485 Mountain Park Blvd. SW, Issaquah

Attachment B VICINITY MAP



REH ELLEN E
28601 SE 59TH ST
ISSAQUAH, WA 98027

CRANDALL DOUGLAS+STEPHANIE
490 MOUNT FURY CIR SW
ISSAQUAH, WA 98027

MITRA SHAMIT+ANJANA
400 MOUNT DEFIANCE CIR SW
ISSAQUAH, WA 98027

ESCOBAR DAVID C+MARGARET M
490 MT DEFIANCE CIR SW
ISSAQUAH, WA 98027

GRAVETTE BRUCE R+KRISTINA T
425 MOUNTAIN PARK BLVD SW
ISSAQUAH, WA 98027

GEIST JAMES F JR
500 MOUNT DEFIANCE CIR SW
ISSAQUAH, WA 98027

KELLEY OSCAR+ROBIN H
445 MOUNTAIN PARK BLVD SW
ISSAQUAH, WA 98027

BLISS JUSTIN K+BREANNA L
505 MOUNT PARK BLVD
ISSAQUAH, WA 98027

LEE JAMES M+STEPHANIE
450 MOUNT DEFIANCE CIR SW
ISSAQUAH, WA 98027

COREY CHARLES R+MICHELLE M
515 MOUNTAIN PARK BLVD
ISSAQUAH, WA 98027

BELLAS WILLIAM A+CONSTANCE
460 MOUNTAIN PARK BLVD SW
ISSAQUAH, WA 98027

FAUL RONALD+LISA
520 MOUNT PARK BLVD SW
ISSAQUAH, WA 98027

CHALFANT JON P+CHALFANT KRISTI
465 MOUNTAIN PARK BLVD SW
ISSAQUAH, WA 98027

BEUKERS ROBIN A+DEBORAH L RATH
525 MOUNTAIN PARK BLVD SW
ISSAQUAH, WA 98027

HULL COLIN + SHERYL
470 MOUNT DEFIANCE CT SW
ISSAQUAH, WA 98027

CONDIOTTY PAUL
PO BOX 1642
ISSAQUAH, WA 98027

JACOBSEN DWAIN S+GRETCHEN K
480 MOUNTAIN PARK BLVD SW
ISSAQUAH, WA 98027

CLARK JAMES MICHAEL IV+MYA JAN
485 MOUNTAIN PARK BLVD
ISSAQUAH, WA 98027